CITY COUNCIL STAFF REPORT JUNE 15, 2020

PARCEL A OF OUTLOT 1, RIDNOUER ADDITION - PLAT OF SURVEY

SUMMARY

CASE NUMBER: SUB-20-002

PREPARED BY: Bill Mettee, Planning & Zoning Administrator

MEETING DATES: June 9, 2020 – Planning & Zoning Commission

June 15, 2020 - City Council

REQUEST: Plat of Survey for Parcel A of Outlot 1 of Ridnouer Addition

PURPOSE: To purchase a section of land for future development of accessory structure

Recommendation: The Planning and Zoning Commission recommends approval of the Plat as

presented



CITY COUNCIL STAFF REPORT JUNE 15, 2020

PARCEL A OF OUTLOT 1, RIDNOUER ADDITION – PLAT OF SURVEY

Owner: John Myers Post 3519 VFW Dep of Iowa

413 S Lincoln Knoxville, IA 50138

Location: Ridnouer Addition, Outlot 1 Parcel A – Locally known as 413 S Lincoln – North side of W

South Street near the intersection with S Lincoln.

Size: The original size of 406 Shappell is 65' x 134' and 8,710 square feet. The original size of

the VFW is roughly 148' x 218' and 32,260 square feet. The size of Parcel A is 60' x 88.5'

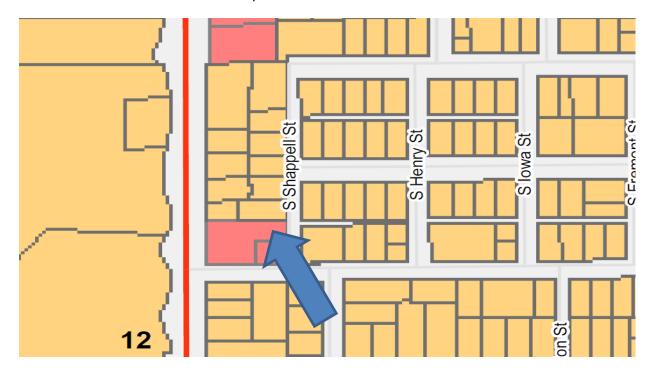
and 5,310 square feet, therefore making 406 Shappell about 14,000 square feet.

Zoning: C-2 General Commercial

Existing Use: VFW Hall

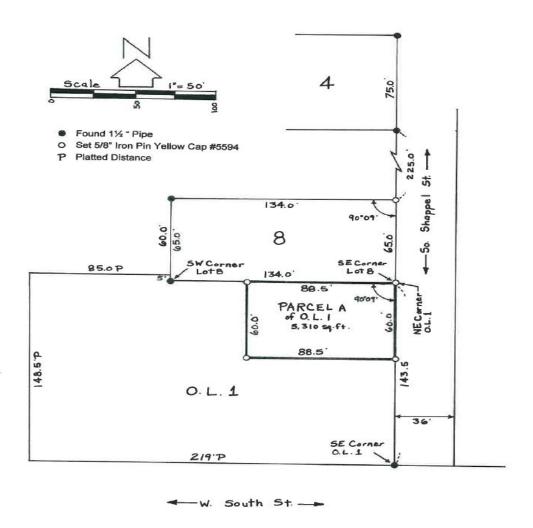
Surrounding Land Uses

North: R-2 One and Two-Family Residential
South: R-2 One and Two-Family Residential
East: R-2 One and Two-Family Residential
West: R-2 One and Two-Family Residential



Plat Data: The applicant, Nicholas Molitor, requests a Plat of Survey to show a 5,310 square foot addition to his property at 406 Shappell. The addition will make his street frontage 125' wide. In the future, he plans to construct a detached garage on Parcel A. There are two sheds on the VFW property that will be moved before construction begins. With a rear yard setback of 25' in the C-2 district, this addition will not take the VFW building out of conformity because the new setback would be roughly 28' between the building and proposed lot line.

After the Plat is approved, the applicant will then need to combine the lot lines and rezone Parcel A to R-2 to match the applicant's current residence.



Neighboring Property Notices:

At the time this report was written, the City had received nine returned neighboring property forms. Five in favor, one opposed and three without comment.

Staff Recommendation:

The City of Knoxville and the Planning Department recommend approval of the subdivision application as presented.

Planning Commission Recommendation:

At the regular Planning and Zoning Commission meeting on June 9, 2020, the Board voted 7-0 to approve said Plat of Survey